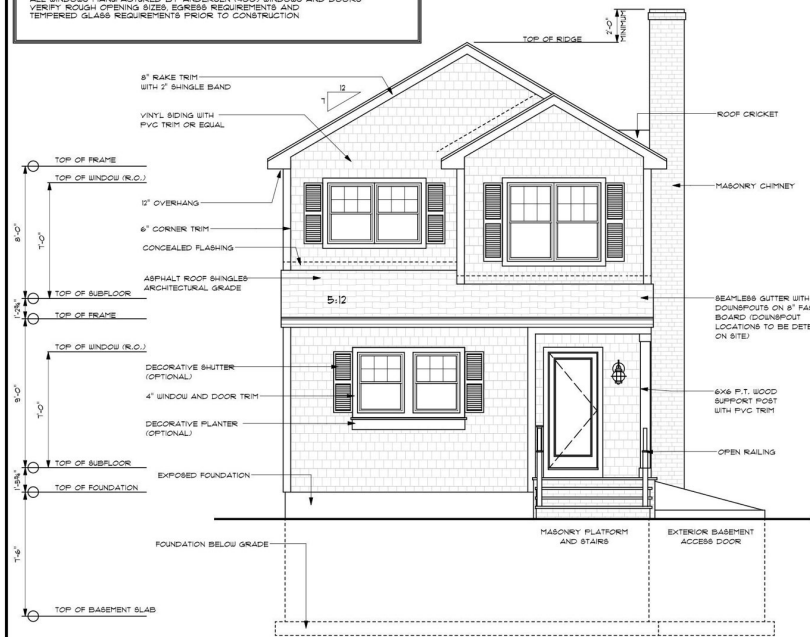


NOTES:
 ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
 ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (JOISTS, LVL SUPPORT BEAMS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER.
 ALL WINDOWS MANUFACTURED BY ANDERSEN (400) WINDOWS AND DOORS.
 VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION.

IMPORTANT:
 VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. PRIOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.



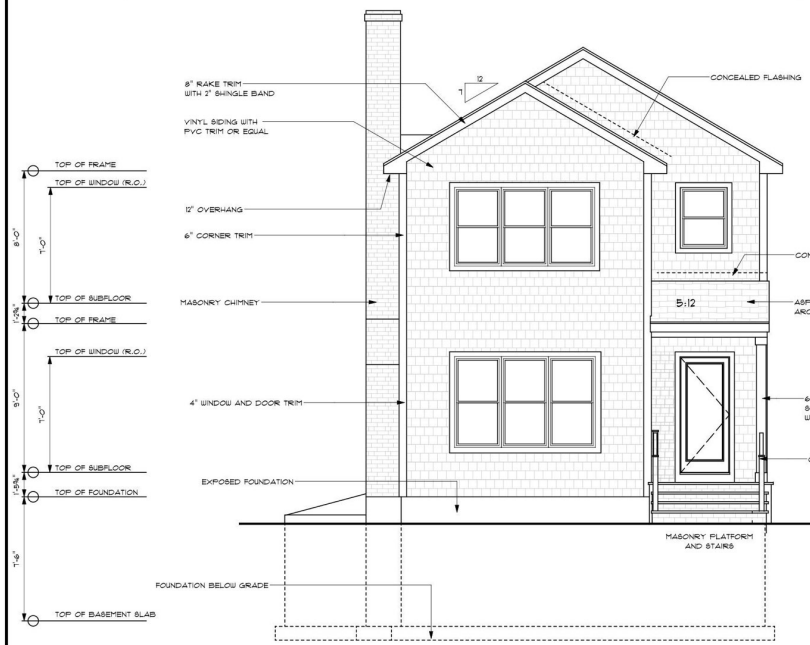
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

REVISIONS

NO.	DATE	BY	CHANGE

A RESIDENCE FOR:
EDWARD T. LOPES
 PROJECT LOCATION:
**175 NARRAGANSETT BLVD
 PORTSMOUTH, RHODE ISLAND**

163 GRAND ARMY HIGHWAY
 SUANSEA, MASSACHUSETTS 02771
 TEL - (508)-679-2600
 FAX - (508)-679-2600

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: M. POTOCKI
 REVIEWED BY: M. POTOCKI
 CORNERSTONE PROJECT #: 18298
 DATE: 15 MAR 18
 SCALE: AS NOTED

DRAWING NO.
A-1
 SHEET 2 OF 5



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2019-06-094 Date: July 23, 2019

This office has under consideration the application of:

SEPOL BG Acquisitions, LLC
P.O. Box 254
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain:

a residential boating facility consisting of a set of stairs to 4'x92' fixed pier, to a 26' ramp to a 8'x18.75' float, extending to 75 feet beyond Mean Low Water. This facility requests a Variance to 650-RICR-20-00-1.3.1(D)(11)(k) and (l) – distance to site lot line extensions and length beyond MLW.

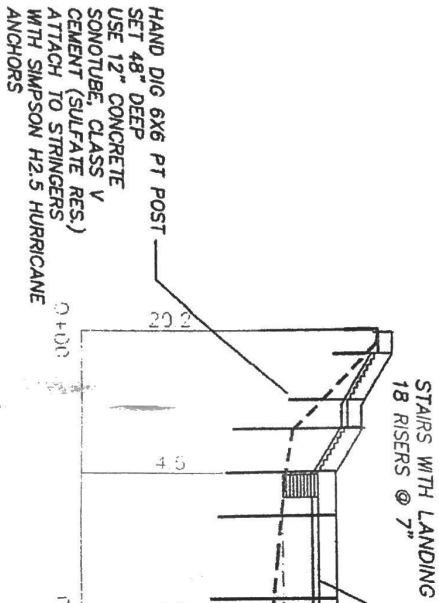
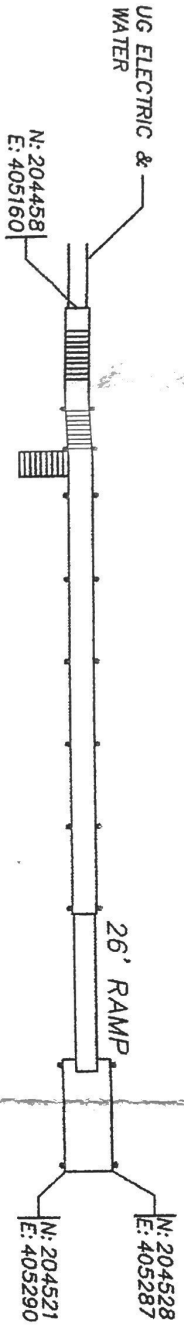
Project Location:	175 Narragansett Boulevard
City/Town:	Portsmouth
Plat/Lot:	5 / 65
Waterway:	Sakonnet River

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

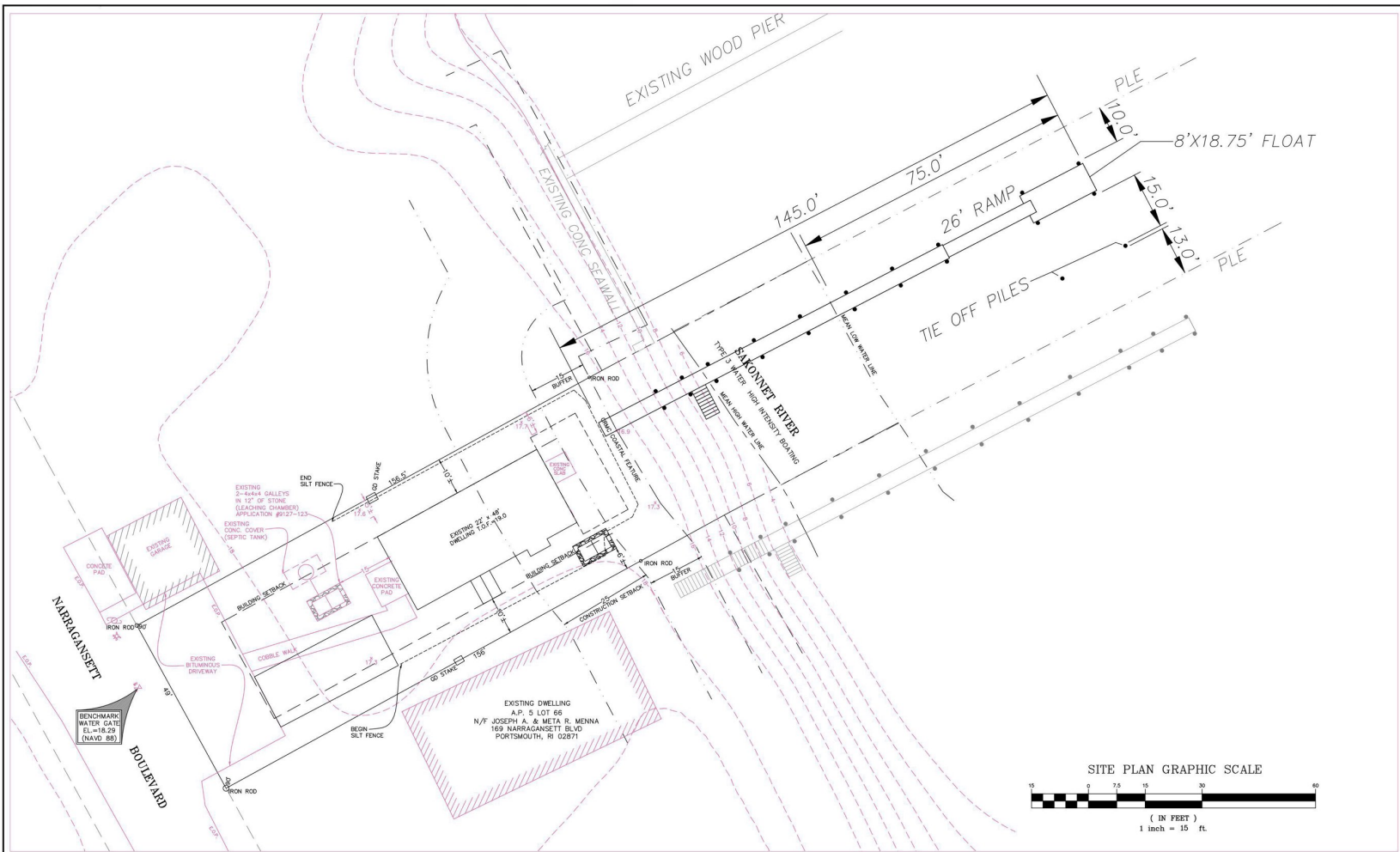
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before August 23, 2019.



PROPOSED RESIDENTIAL PIER FOR:
SEPOL BG ACQUISITIONS, LLC
175 NARRAGANSETT BOULEVARD
PORTSMOUTH, RI 02871
AP 5, LOT 65
BY: WARREN HALL, CIVIL ENGINEER
JULY 22, 2019 1"=30' SHEET 3 OF 4

RECEIVED
JUL 23 2019
COASTAL RESOURCES
MANAGEMENT COUNCIL

WARREN HALL
REGISTERED PROFESSIONAL ENGINEER



SITE LOCUS
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER GATE
- EXISTING SPOT ELEVATION
- PROPOSED SILT FENCE

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE VE (EL.17 FEET) AND FLOOD ZONE X (0.2 PCT ANNUAL CHANCE FLOOD HAZARD) AS DEPICTED ON FIRM 44005C0039J EFFECTIVE DATE 9/4/2013

ZONING:

REQUIRED	EXISTING	PROVIDED
R-10 MINIMUM LOT AREA : 10,000 S.F	6,970± S.F.	49±
MINIMUM LOT FRONTAGE : 100'		
BUILDING SETBACKS		
FRONT : 20'	67±	67±
REAR : 20'	N/A	
SIDE : 10'	5±	10±
MAXIMUM HEIGHT: 2 1/2 STORIES (35')	2 STORIES	2 STORIES (25±)
MAXIMUM COVERAGE: 20%	1120± S.F. (16.1±%)	1088± S.F. (15.6±%)
NOTE: NET DECREASE IN BUILDING COVERAGE = 0.5±%		

PLAN REFERENCE:

THE TOWN OF PORTSMOUTH GIS ELECTRONIC DATA
RHODE ISLAND GIS ELECTRONIC DATA
PLAN TITLED PROPOSED RESIDENTIAL PIER FOR: SEPOL BG ACQUISITIONS, LLC, 175 NARRAGANSETT BOULEVARD PORTSMOUTH, RI 02871 AP 5 LOT 65 BY: WARREN HALL, CIVIL ENGINEER DATED: 04/19/19

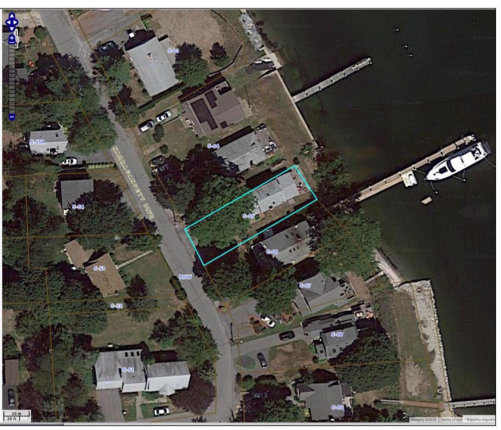
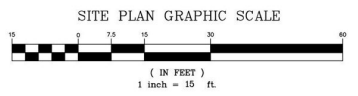
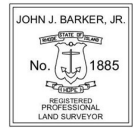


PHOTO #1 - AERIAL SITE PLAN



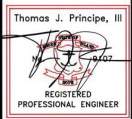
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: DEVELOPMENT OF A NEW DWELLING AND DOCK

JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

OWNER/APPLICANT:

STEVEN & WILLIAM G. LOPES
P.O. BOX 254
PORTSMOUTH, RI 02871



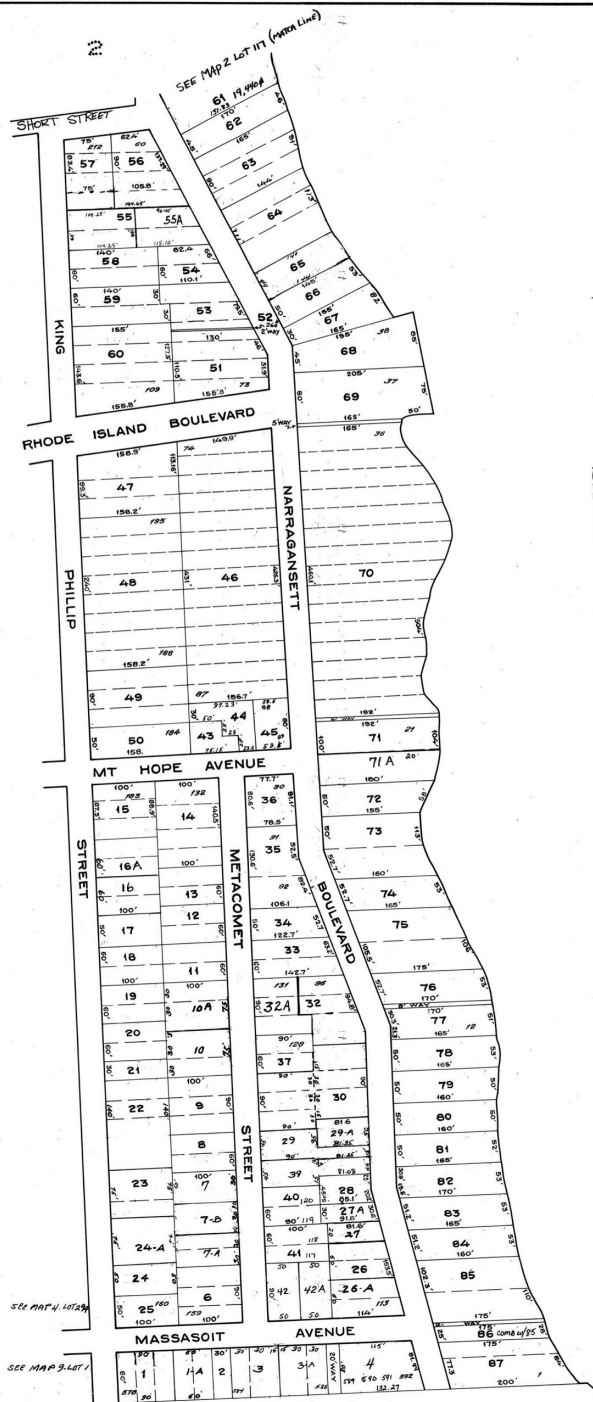
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
P.O. BOX 239
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD

CRMC DOCK SUBMITTAL PACKAGE
for
AP 5 LOT 65
175 NARRAGANSETT BOULEVARD
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 1 of 1
DRAWN BY: TJP	DESIGN BY: TJP
CHECKED BY: TJP	
DATE: 06/04/19	PROJECT NO.: S-2018-B



LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

Note
 The area, boundaries and dimensions shown on this map were derived from aerial photographs, ground surveys, and recorded plans, maps, deeds and wills.
 Map to be used for the assessment purposes only and are not for conveyance.

Robert C. Rowden
 Sale Recorder

PROPERTY MAP
 TOWN OF PORTSMOUTH
 NEWPORT COUNTY, RHODE ISLAND
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 700 ± FEET